

**AFTER RECORDING RETURN TO:**

Jennifer Cook Purcell, Esq.  
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**MANAGEMENT CERTIFICATE  
FOR  
ANTHEM MASTER COMMUNITY, INC.**

The undersigned, being an officer of Anthem Master Community, Inc., a Texas nonprofit corporation, and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Anthem
2. The name of the association: Anthem Master Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision:
  - a. All Lots in Anthem Phase 1-A, a subdivision located in Hays County, Texas, according to the Plat Recorded as Document No. 21020855, Official Public Records of Hays County, Texas; and,
  - b. All Lots in Anthem Phase 1-B, a subdivision located in Hays County, Texas, according to the Plat Recorded as Document No. 21031195, Official Public Records of Hays County, Texas.
4. The recording data for the Declaration and any amendments to the Declaration:
  - a. Anthem Master Covenant, recorded under Document No. 20023791, Official Public Records of Hays County, Texas
  - b. Anthem Development Area Declaration [Single-Family Residential], recorded under Document No. 20023840, Official Public Records of Hays County, Texas.
  - c. Anthem Notice of Annexation [Phase 1, Sections A&B], recorded under Document No. 20023992, Official Public Records of Hays County, Texas
  - d. Anthem Policy Manual, recorded under Document No. 20024001, Official Public Records of Hays County, Texas

- e. Anthem Community Enhancement Covenant, recorded under Document No. 20023862, Official Public Records of Hays County, Texas
  - f. Anthem Master Residential Design Guidelines, recorded under Document No. 20024032, Official Public Records of Hays County, Texas
  - g. Anthem Adoption of Working Capital Assessment, recorded under Document No. 20024044, Official Public Records of Hays County, Texas
5. The name and mailing address of the Association: Anthem Master Community, Inc.; c/o Capital Consultants Management Company (CCMC), 7800 N. Dallas Parkway, Suite 450, Plano, Texas 75024
6. Contact information of the person managing the Association:
- Capital Consultants Management Company (CCMC)  
7800 N. Dallas Parkway, Suite 450  
Plano, Texas 75024  
972-246-3500  
[ccmctx@ccmcnet.com](mailto:ccmctx@ccmcnet.com)
7. Association website: <https://www.myanthemliving.com/home/>
8. Fees charged by the Association relating to a property transfer in the subdivision:
- (a) Working Capital Fee: One-time fee in the amount of \$250.00 payable to the Association immediately upon the transfer of title of a Lot or Condominium Unit from an Owner to a subsequent purchaser or transferee, unless otherwise exempt pursuant to *Section 5.08* of the Master Covenant
  - (b) Community Enhancement Fee: Fee equal to the Transfer Price multiplied by 0.25% which is payable to the Association upon the non-excluded conveyance, assignment, lease, or other grant or conveyance of beneficial ownership of a Lot or Condominium Unit within the Development for the purpose of organizing, funding, and administering such community-building activities, services, program and capital Improvements and other infrastructure as the Board deems necessary, desirable and appropriate as set forth the Community Enhancement Covenant. The term "Transfer Price" means the greater of: (a) the gross sales price paid by the Transferee for the Lot or Condominium Unit; or (b) the value of the Lot or Condominium Unit, including any Improvements or betterments constructed thereon, as determined by the Hays County Appraisal District in their most recent valuation of such Lot or Condominium Unit for ad valorem tax purposes. Capitalized terms used but not defined herein shall have the meaning ascribed to such terms in the Master Covenant.


- (c) Fee to provide Resale Certificate/Lien Estoppel: \$315 payable to the Association
- (d) Fee to provide Resale Certificate for Trustee/Lender Sale: \$125.00 payable to the Association
- (e) Fee to provide Lien Estoppel Update: \$50.00 payable to the Association
- (f) Fee to provide response to a Lender Questionnaire: payable to the Association
  - i) \$50 per questionnaire for standard format
  - ii) \$150 per questionnaire for custom standard format
- (g) Returned Payment Fee: \$25.00 for each payable to the Association

[SIGNATURE PAGE FOLLOWS]

This Management Certificate is effective as of the 28 day of September, 2021.

**CAPITAL CONSULTANTS MANAGEMENT CORP.**

A Nevada corporation


By:   
Name: Andy Babbitt  
Title: Division President

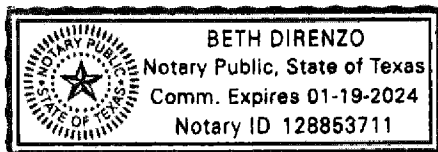
(As managing agent for the Anthem Master  
Community, Inc., a Texas nonprofit corporation)

THE STATE OF TEXAS                   §  
  §  
COUNTY OF TRAVIS                 §

This instrument was acknowledged before me on this 28<sup>th</sup> day of September, 2021,  
by Andy Babbitt, Division President of Capital Consultants Management Corp., a Nevada  
corporation, on behalf of such entity.

(seal)

  
Notary Public, State of Texas



**THE STATE OF TEXAS  
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the  
date and the time stamped hereon by me and was duly  
RECORDED in the Records of Hays County, Texas.

21054640 CERTIFICATE  
10/04/2021 11:29:09 AM Total Fees: \$38.00

Elaine H. Cárdenas, MBA, PhD, County Clerk  
Hays County, Texas

